



Order Filed on May 4, 2017  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

<p>769057 PHELAN HALLINAN DIAMOND &amp; JONES, PC 400 Fellowship Road, Suite 100 Mt. Laurel, NJ 08054 856-813-5500 <u>Attorneys for Secured Creditor: SANTANDER BANK, N.A.</u> UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY</p> <p><b>Caption in Compliance with D.N.J. LBR 9004-1(b)</b></p>
<p>In Re:</p> <p>CECELIA TOMPOE SAMUEL K. TOMPOE A/K/A SAMUEL TOMPOE</p>

Case No: 15-29212 - CMG

Judge: CHRISTINE M.  
GRAVELLE

### CONSENT ORDER RESOLVING OBJECTION TO CONFIRMATION

The consent order set forth on the following pages, numbered two (2) through three (3) is hereby **ORDERED**.

DATED: May 4, 2017

  
\_\_\_\_\_  
Honorable Christine M. Gravelle  
United States Bankruptcy Judge

**NJID 769057**

PHELAN HALLINAN DIAMOND & JONES, PC  
400 Fellowship Road, Suite 100  
Mt. Laurel, NJ 08054  
856-813-5500  
Attorneys for SANTANDER BANK, N.A.

UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF NEW JERSEY

IN RE:

CECELIA TOMPOE  
SAMUEL K. TOMPOE A/K/A  
SAMUEL TOMPOE

CASE NO. 15-29212 - CMG

CHAPTER 13

Debtors

CONSENT ORDER RESOLVING  
OBJECTION TO CONFIRMATION

This Consent Order pertains to the property located at 66 PENWOOD DRIVE, EWING, NJ 08618-4716, mortgage account ending with "2209";

THIS MATTER having been brought before the Court by, CANDYCE ILENE SMITH-SKLAR, Esquire attorney for debtors, CECELIA TOMPOE, SAMUEL K. TOMPOE upon the filing of a Chapter 13 Plan, SANTANDER BANK, N.A. by and through its attorneys, Phelan Hallinan Diamond & Jones, PC having filed an Objection to the Confirmation of said Chapter 13 Plan and the parties having subsequently resolved their differences; and the Court noting the consent of the parties to the form, substance and entry of the within Order; and for other and good cause shown:

IT IS on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, ORDERED as follows:

1. SANTANDER BANK, N.A. has filed a valid, secured Proof of Claim in the pre-petition arrearage amount of **\$16,197.39** (claim no. 9).
2. The Trustee is authorized not to pay the secured arrearage claim of SANTANDER BANK, N.A. for the purpose of allowing the Debtors to apply and potentially complete a loan modification. Should the Debtors qualify for a loan modification, the loan modification must be approved no later than **August 01, 2017**.
3. If the loan modification is approved, the Debtors shall file a Modified Plan, together with amended Schedule "J" reflecting debtors post loan modification budget, within 30 days of approval of final loan modification.

4. If a loan modification is not approved by **August 01, 2017**, or an alternative date extended by the loss mitigation program and confirmed by the court, then the Debtors shall pay the full arrears of **\$16,197.39**.

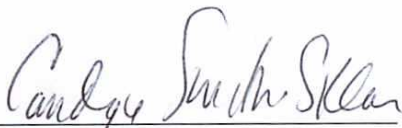
5. Debtors shall tender adequate protection payments to SANTANDER BANK, N.A. as required by the Loss Mitigation Program (LMP). The adequate protection payments will continue only while the Debtors are in LMP. The Loss Mitigation Program is scheduled to terminate on **May 31, 2017**, or an alternative date as extended or early terminated by the court. If the Debtors fail to make adequate protection payments, SANTANDER BANK, N.A. will file an Application for Early Termination of LMP. Once the Loss Mitigation Program terminates on **May 31, 2017**, or an alternative date as extended or early terminated by the court, the Debtors shall cease tendering the reduced adequate protection payments and begin making regular monthly mortgage payments to SANTANDER BANK, N.A. as required by the mortgage and note.

6. This Order shall be incorporated in and become a part of any Order Confirming Plan in the herein matter.

The undersigned hereby consent to the form,  
Content and entry of the within Order:

PHELAN HALLINAN DIAMOND & JONES, PC  
Attorneys for Secured Creditor:  
SANTANDER BANK, N.A.

/s/ Michael Dingerdissen  
Michael Dingerdissen, Esq.  
Phelan Hallinan Diamond & Jones, PC  
400 Fellowship Road, Suite 100  
Mt. Laurel, NJ 08054  
Tel: 856-813-5500 Ext. 31614  
Fax: 856-813-5501  
Email: michael.dingerdissen@phelanhallinan.com



CANDYCE ILENE SMITH-SKLAR, Esquire  
Attorney for debtors

Dated: \_\_\_\_\_

Dated: 4/2/17

**Certificate of Notice Page 4 of 4**  
United States Bankruptcy Court  
District of New Jersey

In re:  
Samuel K Tompoe  
Cecelia Tompoe  
Debtors

Case No. 15-29212-CMG  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: May 04, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 06, 2017.  
db/jdb +Samuel K Tompoe, Cecelia Tompoe, 66 Pennwood Drive, Trenton, NJ 08638-4716

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: May 06, 2017

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 4, 2017 at the address(es) listed below:

Albert Russo docs@russotrustee.com  
Albert Russo on behalf of Trustee Albert Russo docs@russotrustee.com  
Candyce Ilene Smith-Sklar on behalf of Debtor Samuel K Tompoe mail@njpalaw.com  
Candyce Ilene Smith-Sklar on behalf of Joint Debtor Cecelia Tompoe mail@njpalaw.com  
Denise E. Carlon on behalf of Creditor MidFirst Bank bankruptcynotice@zuckergoldberg.com,  
bkgroup@kmlawgroup.com  
James Patrick Shay on behalf of Creditor SANTANDER BANK, NATIONAL ASSOCIATION  
james.shay@phelanhallinan.com  
James Patrick Shay on behalf of Creditor SANTANDER BANK, N.A. james.shay@phelanhallinan.com  
John Philip Schneider on behalf of Creditor SANTANDER BANK, NATIONAL ASSOCIATION  
nj.bkecf@fedphe.com  
Michael Frederick Dingerdissen on behalf of Creditor SANTANDER BANK, N.A. nj.bkecf@fedphe.com  
Nicholas V. Rogers on behalf of Creditor SANTANDER BANK, N.A. nj.bkecf@fedphe.com  
TOTAL: 10